

WATERFORD AREA MANAGEMENT PLAN

GLOSSARY

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Area Plans:

The specific detailed land use plans which Loudoun County adopts for various areas of the County. Loudoun has adopted four of these to date (1987) and has three others in various stages of completion.

Class III Road:

A privately owned road designed for direct access to individual lots whose owners are responsible for its maintenance.

Cluster Development (Rural):

Rural residential development consisting of single-family dwelling units built on small lots of approximately one acre, clustered together on one portion of the tract but at much lower overall gross densities, so that most of the site is kept in open space with only a small portion of the site divided into building lots.

Commercial:

Any wholesale, retail or service business activity established to carry on trade for profit.

Compatible:

Not in conflict with; in harmony with.

Comprehensive Plan:

The general plan for the County. Every county in Virginia must have a Comprehensive Plan which spells out policies for future development in order to ensure orderly growth and the protection of the public health and welfare. The Comprehensive Plan may consist of a number of components such as local area plans.

Conservation Easement:

An interest in land owned by another that entitles its holder to a specific limited control set forth in a deed recorded in the Clerk's Office. Such an easement, as envisioned in this plan, would establish certain restrictions as to the use of land as spelled out in this text.

Density:

The average number of dwelling units per acre of land in a residential development. Development density refers to the total tract area less three factors (100 year floodplain, slopes 25% or greater, proposed commercial, office and industrial area) divided by the number of dwelling units in the development proposal. This is a more useful concept for

analysis than overall or "gross" density which refers to the total tract area regardless of site conditions. Net density refers to a specific portion of a given tract divided by the number of units proposed within that specific area.

Density Transfer:

The act of allowing additional dwellings to be built on a parcel of land designated for development in return for further limiting the number of dwellings to be built on a different parcel of land designated for conservation. (See page 48 of the Rural Plan for a more detailed definition.)

Development:

The act of building or the existence of structures for human habitation or business use including houses, stores, schools, offices, roads, etc.

Easement:

A right, usually by virtue of the ownership of one parcel of land, to use or enjoy some portion of the land of another.

Equity:

The net value which a landowner holds in his property, not including the value possessed by a person or institution which holds a lien or mortgage on the property.

Erosion:

The wearing away and removal of materials of the earth's crust by natural means; in this plan refers to transportation of topsoil particles by means of moving water (see stormwater runoff).

Floodplan, 100 Year:

Land adjoining a watercourse or other water body that will be inundated to a defined height by water from a flood which has a 1% change of occurring in any year.

Groundwater:

Water found beneath the ground surface in a saturated zone. Major source of water supply for local residents.

Historic District:

A zoning district overlaid on an existing zoning district and adding additional architectural and design controls to the regulations of the base district. Referred to in Loudoun County Zoning Ordinance as Historic Site District/Historic Cultural and Conservation District. There are eight Historic Districts in the County; six administered by the County and two by incorporated towns.

Industrial:

Non-residential and non-commercial employment uses such as mining, milling and manufacturing.

Institutional:

Public or private health, recreational or educational uses such as parks, schools, libraries and camps.

Land Use Policy Area:

As proposed in the Rural Land Management Plan, division of the County into five distinct types of areas in which specific land use policies and programs will be applied.

MGD:

Million gallons per day (refers to sewage treatment or water supply flows).

National Historic Landmark:

District, site or structure listed on the National Register and considered to be of unusual importance to American history, architecture, archaeology and/or culture. Under the jurisdiction of the Secretary of the Interior. Designation does not imply control over the properties included. There are four in Loudoun County.

National Register of Historic Places:

a register of districts, sites, buildings, structures and objects, significant in American history, architecture, archaeology and/or culture. The Register is maintained by the Secretary of the Interior and administered by the Keeper of the National Register. Local nominations to the Register are made by the State Department of Historic Resources. Designation does not imply control over the properties included. There are nine districts and 25 sites in Loudoun County on the National Register.

Open Space:

Land which is in a largely natural state with few if any buildings or other structures. Examples include passive parks, farmland and vacant land.

Package Treatment Plan:

A self-contained sewage treatment system designed to serve small-scale development similar to what is served by septic systems.

Perpetual Easement:

A partial right to use, enjoy or control the land of another which is unlimited with respect to time so long as the right is not extinguished. The right may not be

extinguished arbitrarily. However, it may be extinguished because of future actions, for example, by a cessation of the purposes for which the easement was created, by an express release or by a change in condition not contemplated at the time of creation. The easement right is shown on a deed, recorded in the jurisdiction where the land is located.

Public Facilities:

Public works supplied generally by a government organization. Examples include: public roads, schools, water and sewer facilities, fire stations and libraries.

Residential:

Structures which are built for and occupied by private households rather than government or businesses. Private dwellings.

Rural:

Land areas which are not served by central water and sewage facilities and which have predominantly low intensity land uses such as large lot residential or agricultural uses.

Sensitivity Level:

A relative measure of people's concern for a given area's scenic quality that is based on an assessment of viewer activity, local values and the broader cultural significance of a specific visual resource.

Scenic Rivers: (Sec 10-167(b) Code of Virginia)

"Rivers, streams, runs and waterways, including their shores and immediate environs which possess great natural and pastoral beauty." Designated by an Act of the General Assembly on recommendation of the Commission on Outdoor Recreation. In Loudoun County there are two Scenic Rivers: Catoctin Creek from Waterford to the Potomac River and Goose Creek from the Fauquier County line to the Potomac River.

Secondary Road:

A road owned by the Virginia Department of Transportation whose construction and/or maintenance is funded through the Commonwealth of Virginia Secondary Road Account. In Loudoun County secondary roads are those numbered 600 and above.

Septic System:

Subsurface sewage disposal system that uses the natural absorption of soil to treat wastewater. The common use is to serve one dwelling, but could be designed to serve several homes. Drainfield refers to the soil absorption trench fed by pipes from the dwelling.

Steep Slopes:

Surface formation with a vertical incline greater than 8.5 degrees or 15%, or greater than 25%, a sufficient steepness to cause problems such as erosion or increased flooding when disturbed for land development or other purposes.

Stormwater Runoff:

The portion of the total precipitation that does not sink into the soil but instead flows across the ground or other surface and eventually reaches a watercourse.

Subdivision Ordinance:

The local ordinance which sets forth the regulations which guide site development standards such as road and grading requirements, utility provision, etc.

Transferable Development Rights (TDR):

The process whereby an owner of designated rural land may sell his right to develop habitable structures to a landowner of designated urban land who may then build at a higher density on that urban land. The rural land from which the development rights have been sold is placed under a perpetual open space easement.

Uniqueness:

As used in scenic analysis, refers to the scarcity of an object or landscape in a particular region. The object can be physical, biological and/or of human interest.

Unity:

As used in scenic analysis, refers to a single harmonious visual unit in terms of the combined quality of the landscape elements.

Use-Value Taxation:

A program authorized by the State and implemented by localities at their option in which qualifying agricultural and forestal land is taxed at its use value for agriculture rather than its fair market value for development.

Variety:

As used in scenic analysis, includes the number of objects, the distribution, and the relationship in terms of scale between them. Variety is in opposition to monotony where repetition of objects is uninteresting and implies low level scenic quality. Landscapes with the greatest variety or diversity have the potential of possessing higher levels of scenic quality.

Visual Absorption Capability:

The physical capacity of a landscape to absorb proposed development or management activities and still maintain its inherent visual character and quality.

Virginia Landmarks Register:

A register of districts, sites, structures significant in Virginia history and/or culture designated by the Virginia Historic Resources Board and administered by the Department of Historic Resources. Designation does not imply control over the properties included. There are ten districts and 25 sites in Loudoun County on the Virginia Register.

Village Limit Line:

The boundary which defines the edge of and encloses the village of Waterford's growth area beyond which central utilities will not be extended within adopted planning time periods unless the special circumstances defined elsewhere in this plan are in effect.

Visual Resource Management:

The management of the "seen" aspects of both the land and the activities which occur upon it - the administration of the land's scenic or aesthetic attributes.

Vividness:

As used in scenic analysis, refers to that quality in the visual landscape which is strong enough to make a lasting impression. Contrast is the most obvious source of vividness.

Zoning District:

A classification of land which designates and limits allowed uses, lot sizes, building setbacks and other land development regulations.

Zoning Ordinance:

The local ordinance which defines and implements zoning requirements such as permitted uses, lot sizes, setbacks, etc.